018.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,300 / 843,300
					USE VALUE:	843,300 / 843,300
					ASSESSED:	843,300 / 843,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAY MICHELLE ANN & JOHN F JR
Owner 2:	
Owner 3:	
Street 1:	155 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAREY MICHELLE A -
Owner 2:	-
Street 1:	155 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,682 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 2195 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6682.000	396,600		446,700	843,300
Total Card	0.153	396,600		446,700	843,300
Total Parcel	0.153	396,600		446,700	843,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.23 | /Parcel: 384.2

Legal Description

User Acct 12612

GIS Ref

GIS Ref

Insp Date 06/10/13

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0003-0001.0

!1509!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,600	0	6,682.	446,700	843,300	843,300	Year End Roll	12/18/2019
2019	101	FV	288,000	0	6,682.	474,700	762,700	762,700	Year End Roll	1/3/2019
2018	101	FV	288,000	0	6,682.	346,200	634,200	634,200	Year End Roll	12/20/2017
2017	101	FV	288,000	0	6,682.	301,500	589,500	589,500	Year End Roll	1/3/2017
2016	101	FV	288,000	0	6,682.	256,900	544,900	544,900	Year End	1/4/2016
2015	101	FV	276,500	0	6,682.	251,300	527,800	527,800	Year End Roll	12/11/2014
2014	101	FV	276,500	0	6,682.	206,600	483,100	483,100	Year End Roll	12/16/2013
2013	101	FV	274,300	0	6,682.	196,600	470,900	470,900		12/13/2012

PRINT

Date	Time
12/10/20	17:05:34

LAST REV

Date	Time
02/27/20	09:42:25
mmcmakin	
1509	

USER DEFINED

Prior Id # 1:	12612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAREY MICHELLE	1554-2	1	1/6/2020	Convenience	1	No	No		
GALLERANI MARIO	1263-78		1/16/2003	Family	1	No	No		Norma A. Carey dod 7/20/2004 Michelle Carey n
	888-79		5/1/1977		53,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2016	114	Solar Pa	11,000		2/1/2016			Install 12 solar p
7/1/2013	989	Re-Roof	8,600	C				
1/10/2013	38	Redo Kit	21,000	C				
6/21/1999	375	Manual	1,800					PARTIAL REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
6/10/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/25/2009	Meas/Inspect	372	PATRIOT
9/29/1999	Meas/Inspect	243	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6682		Sq. Ft.	Site		0	80.	0.84	1			Med. Tr	-10					446,729						446,700	

Total AC/HA: 0.15340 | Total SF/SM: 6682 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,729 | Spl Credit | Total: 446,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21634293
Const Adj.:	1.00439954
Adj $ / SQ:	164.929
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487232
Depreciation:	90625
Depreciated Total:	396607

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

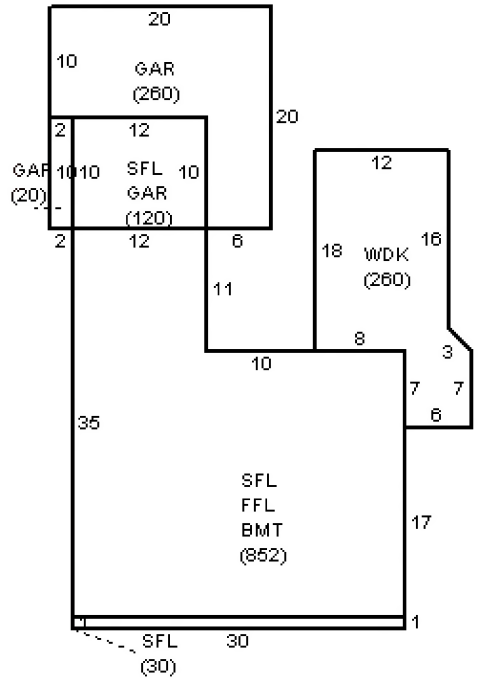
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.42
Special Features:	0	Val/Su Net:	117.83
Final Total:	396600	Val/Su SzAd	213.92

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,002	164.930	165,259
BMT	Basement	852	55.810	47,552
FFL	First Floor	852	164.930	140,519
GAR	Garage	400	21.340	8,537
WDK	Deck	260	9.890	2,571

Net Sketched Area:	3,366			Total:	364,438
Size Ad	1854	Gross Are	3366	FinArea	2195

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	F	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	